

## **TOWN OF GEORGETOWN TOWN COUNCIL MEETING AGENDA**

Meeting Date: Wednesday, September 11, 2013  
Location: Town Hall, 39 The Circle, Georgetown, DE  
Time: **4:30 P.M.** Regular Meeting

### **4:30 P.M.** Regular Meeting

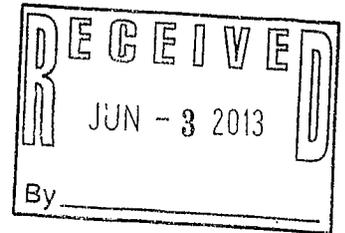
1. Pledge of Allegiance
2. Invocation
3. Adoption of Agenda
4. Approval of August 28, 2013 Town Council Meeting Minutes
5. DAR Promotes Constitution Week Awareness Proclamation
6. Conditional Use Application – Shades of Beauty – Case #2013-11
7. Request for Development Economic Incentive Assistance for the Shoppes at College Park
8. Resolution #2013-5 Establishing an Historic District Study Committee
9. URS Proposal for Facilitation of Historic District Study Committee
10. Departmental Reports  
A. Gene Dvornick – Town Manager
11. Public Comment
12. Executive Session  
*Town Council will meet in Executive Session for a strategy session, with respect to pending litigation.*
13. Adjournment

The agenda items as listed may not be considered in sequence. This agenda is subject to change to include additional items including executive sessions or the deletion of items including executive sessions, which arise at the time of the meeting. Persons with disabilities requiring special accommodations to attend this meeting should contact the Town Office in writing 72 hours in advance of the meeting, stating their needs in order to have them addressed under the requirements of the Americans with Disabilities Act (ADA).



# Town of Georgetown Review Application

#1



Check Type of Review Requested		Copies
<input checked="" type="checkbox"/> Category II Plan Review	\$500.00	<del>11</del>
<input type="checkbox"/> Category I Site Plan - Conceptual		11
<input type="checkbox"/> Category I Site Plan - Preliminary		11
<input type="checkbox"/> Category I Site Plan - Final		
<input checked="" type="checkbox"/> Conditional Use	\$1000.00	(18)
<input type="checkbox"/> Historic Review		8
<input type="checkbox"/> Subdivision/RPC Review - Conceptual		11
<input type="checkbox"/> Subdivision/RPC Review - Preliminary		18
<input type="checkbox"/> Subdivision/RPC Review - Final		18
<input type="checkbox"/> Utility Review		2
<input type="checkbox"/> Zoning Amendment		18
<input type="checkbox"/> Other:		

All packages to include number of copies shown:

- Review Application
- Plans/Prints
- Supportive Materials

Note: One 11 x 17 copy of complete site plan to be provided with preliminary site plan application packages.

Property Information	
Sussex County Tax Map/Parcel:	135-14.15-31.00
Project Location: ADDRESS	26 Bridgeville Road Georgetown, DE 19947
Property Size/Dimension: SURVEY	15,200 sq. ft.
Project Title/Name:	Shades of Beauty
Current Zoning District:	UR1
Proposed Zoning (if applicable):	N/A
Current Property Use:	SINGLE FAMILY RESID
Proposed Property Use:	SINGLE FAMILY W/ BEAUTY SALON

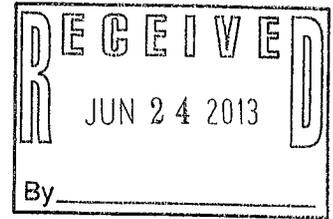
Current Property Owner Information	
Current Owner Name:	Clara Evans
Phone Number:	(302) 399-0084 ← (5318)
Fax Number:	N/A
Email Address:	hairsb26@verizon.net
Mailing Address:	26 Bridgeville Road
City, State, Zip Code:	Georgetown DE 19947

Engineer / Surveyor Information	
Company Name:	
Contact Name:	
Phone Number:	
Fax Number:	
Email Address:	
Mailing Address:	
City, State, Zip Code:	

# Shades of Beauty

26 Bridgeville Road

Georgetown, DE 19947



**Who:** Clara Evans, Owner and only operator

**What:** A beauty salon with zero employees, no walk-in, all appointments are scheduled.

**Size:** 400 Square feet

**When:** Hours of operation:

Monday & Tuesday: CLOSED

Wednesday-Friday 8am -5pm

Every other Saturday 8am-12pm

Shades of Beauty was open August 1, 2003. I have been operating my salon out of my home for the past ten years. I went to First State Community Action for assistance with setting up my business. At that time Mrs. Whitehurst instructed me where to go to get my business started. Mrs. Whitehurst never instructed me to go to the town of Georgetown to apply for conditional use. I operated my business under the impression that I was legal. I have filed taxes and obtain business license for the last ten years. At no time did I hide that I was operating a Beauty salon. I was shut down April 23, 2013 by the Town of Georgetown. I then sat down with the town of Georgetown to resolve the issues. I then went and obtain everything that the town wanted for conditional use. I have never had any problems running my business out of my home. 230-232 Districts (conditional uses may be applied for in all zoning districts.)

**Surrounding:** Bay health is right in front of my house. Two houses down to the left of my house is Roger Graphics, Bridge Counseling Center, Ford Dealer, Royal Farms. To the left four houses down you have Peninsula Financial Group.

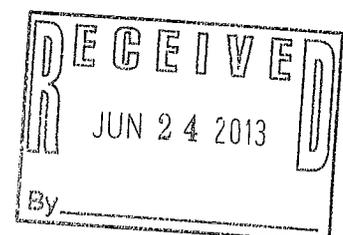
June 16, 2013

To: Whom it may concern,

I Wilfrid Raymond am aware that the drive way that is partly on my property is ok . I have given my neighbor Miss. Clara Evans permission to park on my property. The drive way has been there for the last fourteen years. It has never been a problem for Miss. Clara Evans to park on the driveway.

Sincerely,

  
-----  
Wilfrid Raymond



LICENSE NO. 2003107267 DORBL

STATE OF DELAWARE

VALID

POST CONSPICUOUSLY

DIVISION OF REVENUE

01/01/13 - 12/31/13  
NOT TRANSFERABLE

DLN: 13 06923 03 BUSINESS CODE 114  
GROUP CODE 007

LICENSED PERSONAL SERVICES-BEAUTICIAN  
ACTIVITY PROFESSIONAL AND/OR PERSONAL SERVICES

DATE ISSUED: 02/28/13

\*\*VALIDATED\*\*

2013

LICENSE FEE: \$ 75.00

MAILING ADDRESS

BUSINESS LICENSE

BUSINESS LOCATION

EVANS CLARA  
SHADES OF BEAUTY  
26 BRIDGEVILLE RD  
GEORGETOWN DE 19947-2106



SHADES OF BEAUTY  
26 BRIDGEVILLE RD  
GEORGETOWN DE 19947-2106

IS HEREBY LICENSED TO PRACTICE, CONDUCT OR ENGAGE IN THE OCCUPATION  
OR BUSINESS ACTIVITY INDICATED ABOVE IN ACCORDANCE WITH THE LICENSE  
APPLICATION DULY FILED PURSUANT TO TITLE 30, DEL CODE.

PATRICK T. CARTER  
DIRECTOR OF REVENUE

LICENSE NO. M1-E007601

STATE OF DELAWARE

NOT TRANSFERABLE

DIVISION OF PROFESSIONAL REGULATION

861 Silver Lake Blvd.  
Cannon Building, Suite 203  
Dover, DE 19904-2467

PROFESSION: Cosmetologist

EXPIRATION DATE: 10/31/2014

ISSUED TO: Clara Evans

MAILING ADDRESS

Clara Evans  
26 Bridgeville Road  
Georgetown DE 19947

PROFESSIONAL LICENSE

THIS CERTIFIES THAT THE PERSON NAMED IS HEREBY LICENSED TO  
CONDUCT OR ENGAGE IN THE PROFESSION INDICATED ABOVE THIS  
DOCUMENT IS DULY ISSUED UNDER THE LAWS OF THE STATE OF DELAWARE.

*Clara Evans*  
\_\_\_\_\_  
LICENSEE SIGNATURE

341297

LICENSE NO. M9-0001530

STATE OF DELAWARE

NOT TRANSFERABLE

DIVISION OF PROFESSIONAL REGULATION

861 Silver Lake Blvd.  
Cannon Building, Suite 203  
Dover, DE 19904-2467

PROFESSION: Cosmetology/Barbering Establishment

EXPIRATION DATE: 06/30/2015

ISSUED TO: Shades of Beauty

MAILING ADDRESS

Shades of Beauty  
26 Bridgeville Rd  
Georgetown DE 19947

PROFESSIONAL LICENSE

THIS CERTIFIES THAT THE PERSON NAMED IS HEREBY LICENSED TO  
CONDUCT OR ENGAGE IN THE PROFESSION INDICATED ABOVE THIS  
DOCUMENT IS DULY ISSUED UNDER THE LAWS OF THE STATE OF DELAWARE.

*Clara Evans*  
\_\_\_\_\_  
LICENSEE SIGNATURE

346521



STATE OF DELAWARE  
**DEPARTMENT OF TRANSPORTATION**  
23697 DUPONT BOULEVARD  
GEORGETOWN, DE 19947

SHAILEN P. BHATT  
SECRETARY

May 13, 2013

Town of Georgetown  
c/o Mrs. Jamie Craddock  
39 The Circle  
Georgetown, DE 19947

Letter  
of  
No Contention

Dear Mrs. Craddock:

**Subject:** Clara Evans-dba Shades of Beauty Salon (Commercial Entrance)  
Tax Parcel No: 1-35-14.15-31.00  
Route 18 (Bridgeville Road)  
Sussex County

The Department of Transportation has no contention to the above referenced application dated May 5, 2013 to use the existing entrance and building facilities without modification for a single employee beauty salon. According to the application, all patrons are by appointment only, there are to be no walk-ins. Letter of No Contention request has been reviewed by Derek Sapp, Subdivision Manager, and is being issued to act as a waiver thereby permitting use of the existing entrance.

- The site shall have access from the existing entrance along Route 18 (Bridgeville Road).

If in the future the site proposes to change zoning, layout, use, or add a new use that alters the flow and/or volume of traffic, the property owner shall submit information to the Department for review. Changes of this nature may require a new Letter of No Contention and/or Permit(s) to be issued. The applicant must comply with all Town of Georgetown rules and regulations.

Thank you for your cooperation. If you have any questions, please do not hesitate to call me at (302) 853-1342.

Sincerely,

Gemez Norwood  
Entrance Permits Supervisor

GN:sa  
cc: Emy Massotti, P/QC Engineer  
Marvin Roberts, District Public Works Manager  
Derek Sapp, Subdivision Manager  
Clara Evans, Owner





# OFFICE OF STATE FIRE MARSHAL



2307 MacArthur Road  
New Castle, DE 19720-2426  
Phone: 302-323-5365  
Fax: 302-323-5366

*Technical Services*  
1537 Chestnut Grove Road  
Dover, DE 19904-9610  
Phone: 302-739-4394  
Fax: 302-739-3696

22705 Park Avenue  
Georgetown, DE 19947  
Phone: 302-856-5298  
Fax: 302-856-5800



## SFMO PERMIT

NO INSPECTION REQUIRED

Plan Review Number 2013-04-0479-OCC-01  
Review Status APPROVED AS SUBMITTED

Tax Parcel Number 1-35-14.15-31.00  
Review Date 05/15/2013

### PROJECT

SHADES OF BEAUTY		
Phase#	Building #	Unit #
26 BRIDGEVILLE RD		
GEORGETOWN, DE 19947		

### SCOPE OF PROJECT

Project Type <u>OCC Occupancy Change</u>	
Number of Stories _____	Occupant Load _____
Square Footage _____	Occupancy Code <u>9601</u>
Construction Class _____	Fire District <u>77</u>

### APPLICANT

### OWNER

SHADES OF BEAUTY CLARA EVANS	SHADES OF BEAUTY CLARA EVANS
26 BRIDGEVILLE RD	26 BRIDGEVILLE RD
GEORGETOWN, DE 19947	GEORGETOWN, DE 19947

This office has reviewed the plans and specifications of the above described project for compliance with the Delaware State Fire Prevention Regulations, in effect as of the date of this review.

A Review Status of "Approved as Submitted" must comply with the provisions of the attached Plan Review Comments.

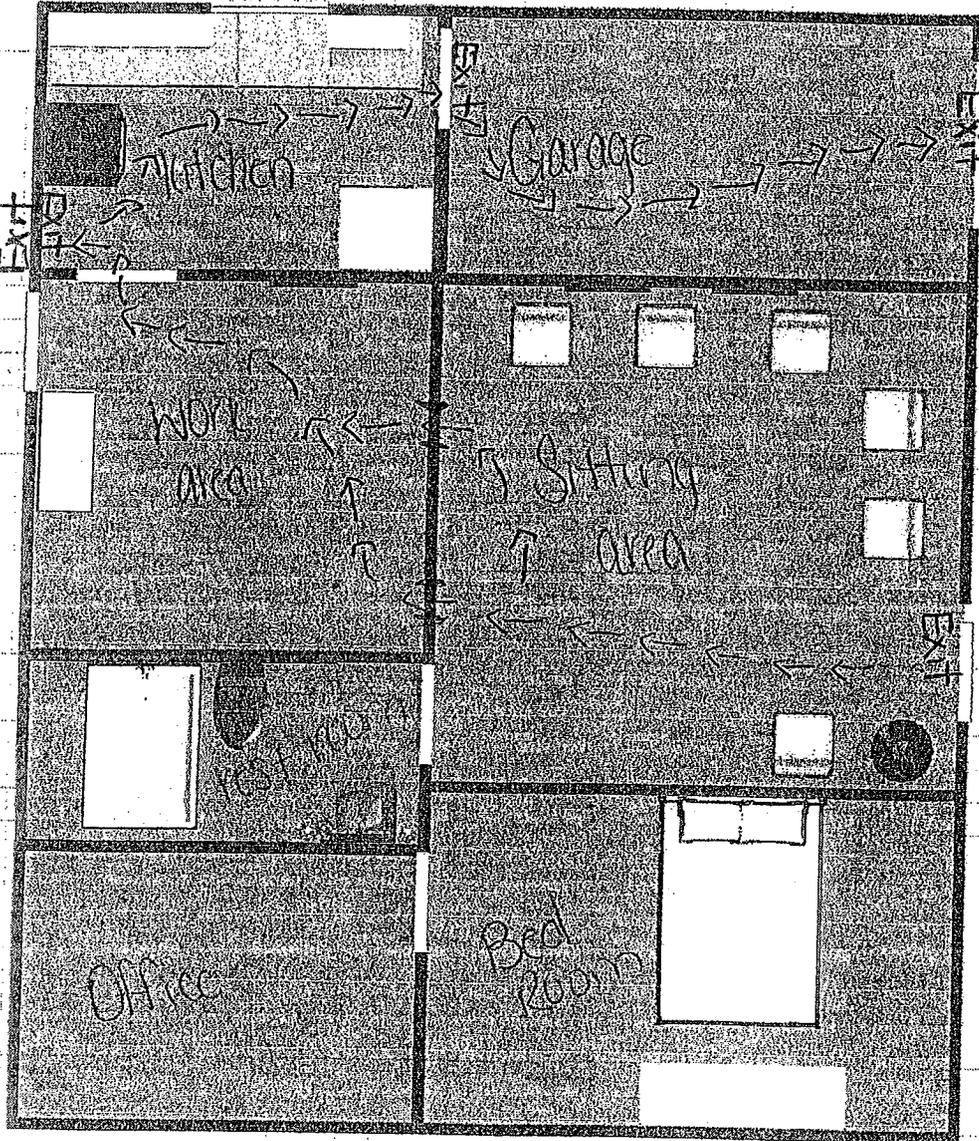
Any Conditional Approval does not relieve the Applicant, Owner, Engineer, Contractor, nor their representatives from their responsibility to comply with the plan review comments and the applicable provisions of the Delaware State Fire Prevention Regulations in the construction, installation and/or completion of the project as reviewed by this Agency.

This Plan Review Project was prepared by:

THOMAS HASLAM, SR FIRE PROTECTION SPECIALIST

No Renovations Permitted

# 1ST FLOOR



The Delaware State Fire Prevention Regulations have no impact on this project. No further action is required by the State Fire Marshal's Office. Issue Certificate of Occupancy at your discretion.

*Mark Gallo*  
Signed *FM40*

*5/15/13*  
Date

REGISTRATION OF TRADE NAMES, PARTNERSHIPS & ASSOCIATES

SUSSEX COUNTY, DELAWARE

TRADE NAME Shades of Beauty

Business Address: 26. Bridgeville Rd

Georgetown DE 19047

Phone Number: 302 855-9229

Title of Person Signing Certificate: [Signature]

Names and addresses of all owners, members or partners comprising the firm:

LAST NAME	FIRST NAME	ADDRESS
<u>Tommy</u>	<u>BENSON</u>	<u>Milton</u>
<u>Clara</u>	<u>EVANS</u>	<u>Georgetown</u>

2003 AUG - PM 1:51

NOTARY PUBLIC  
SUSSEX COUNTY, DE

Date of Formation: 8/1/03

Nature of Business: Salon

STATE OF DELAWARE :  
  : ss  
COUNTY OF SUSSEX :

Before me the Subscriber, a Notary Public/Court Clerk of the State of Delaware, personally appeared, Clara Evans, a principal in the business described in the foregoing certificate, who, having first been duly sworn by me according to law did depose and say as follows:

1. He/She is a principal in the business described in the foregoing certificate.
2. That the information provided in the foregoing certificate is true, correct and complete.

[Signature]  
Affiant

SWORN AND SUBSCRIBED this 1<sup>st</sup> day of August, 2003.

Joyce M. Calleri  
Notary/Court Clerk

58493

02232 165

PREPARED BY:  
HUDSON, JONES, JAYWORK, WILLIAMS & LIGUORI  
309 REHOBOTH AVENUE TAX NO. 1-35-14.15-31.00  
REHOBOTH BEACH, DE 19971

DEED

THIS DEED, Made this 18<sup>th</sup> day of September, in the year of our Lord one thousand nine hundred and ninety-seven (1997)

BETWEEN DANIEL P. MYERS, II and RUTH N. MYERS, his wife, of 27 Evergreen Drive, Georgetown, Delaware 19947, parties of the first part,

- AND -

CLARA P. EVANS of 26 Bridgeville Road, Georgetown, Delaware 19947, party of the second part.

WITNESSETH, that the said parties of the first part, for and in consideration of the sum of ONE DOLLAR (\$1.00) Current Lawful Money of the United States of America and other good and valuable consideration, the receipt whereof is hereby acknowledged, hereby grant and convey unto the said party of the second part, her heirs and assigns,

ALL that certain lot, piece and parcel of land, situate, lying and being in Georgetown Hundred, Sussex County, Delaware, being Lot No. 19 on a plot of lands formerly of Howard J. Cooke, deceased, surveyed by Morgan T. Gum, in March 1938 said plot being of record in the Office of the Recorder of Deeds, Sussex County, Delaware in Deed Book 317, Page 600; being more fully described as follows, to-wit:

BEGINNING at a found iron pipe, said found iron pipe located at the corner of this lot and Lot 18, said found iron pipe also being located 800', more or less, from the center line of the Northbound Lane of Route 113, said point of beginning also being located on the Northeastern right-of-way of North Bedford Street (State Route 18); thence turning and running from the point of beginning by and along a common boundary line between this lot and Lot 18 North 09° 30' East 302.47 feet to a point being located in the center line of a 10' wide ditch; thence turning and running South 84° 39' East 50.1 feet to a point; thence turning and running by and along the center line of a 5' wide ditch and a common boundary line with this lot and Lot 20 South 09° 30' West 306.0 feet to an iron pipe, said iron pipe being located on the Northeastern right-of-way of North Bedford Street; thence turning and running by and along the Northeastern right-of-way of North Bedford Street (State Route 18) North 80° 30' West 50.0 feet home to the place of beginning and said to contain 15,200 square feet of land, being the same more or less, with all improvements thereon, as surveyed by McCann, Inc., Registered Surveyors on September 8, 1997.

BEING the same lands and premises which were conveyed unto Daniel P. Myers, II and Ruth N. Myers by deed of Neal A. Carrier and Kathy Lee Carrier, his wife, bearing the date of October 31, 1989 as found in the Office of the Recorder of Deeds, Sussex County, Delaware in Deed Book 1681 and Page 243.

Consideration: \$ 65500.00 Exempt Code: A

County	State	Total
0.00	1210.00	1210.00
Date: 09/22/1997		

BK 02232 2166

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year aforesaid.

WITNESS:

*Karlyn P. Braun*

*[Signature]* (SEAL)  
DANIEL P. MYERS, II

*As to both*

*[Signature]* (SEAL)  
RUTH N. MYERS

STATE OF DELAWARE

SS:

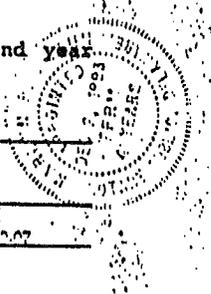
COUNTY OF SUSSEX

BE IT REMEMBERED, that on this 18th day of September, A.D. 1997, personally appeared before me, the Subscriber, a Notary Public for the State and County aforesaid, DANIEL P. MYERS, II and RUTH N. MYERS, parties to this Indenture, known to me personally to be such, and they acknowledged this Indenture to be their act and deed.

GIVEN under my Hand and Seal of Office, the day and year aforesaid.

*Karlyn P. Braun*  
NOTARY PUBLIC

PRINT NAME: KARLYN P. BRAUN  
MY COMMISSION EXPIRES: 10/22/07



RECORDER OF DEEDS  
SUSSEX COUNTY

97 SEP 22 AM 11:10

SUSSEX COUNTY  
DOC. SURCHARGE PAID

Received  
SEP 22 1997  
ADMINISTRATIVE DIVISION  
OF SUSSEX CTY

10-20-97  
*[Handwritten signature]*  
26 B...  
1997



**SITE PLAN**

26 BRIDGEVILLE ROAD  
 GEORGETOWN, DELAWARE  
 GEORGETOWN HUNDRED SUSSEX COUNTY, DELAWARE  
 LOT 19  
**HOWARD J. COOKE SUBDIVISION**  
 DEED BOOK 2232, PAGE 165  
 PLOT REF. D.B. 317, PAGE 600  
 T.M. 1-35-14.15-31



**NORTH**

ADDRESS: 26 BRIDGEVILLE ROAD  
 GEORGETOWN, DELAWARE 19947

DEED BOOK: 2232, PAGE 165

AREA OF DWELLING: 1,259 SQ.FT.±

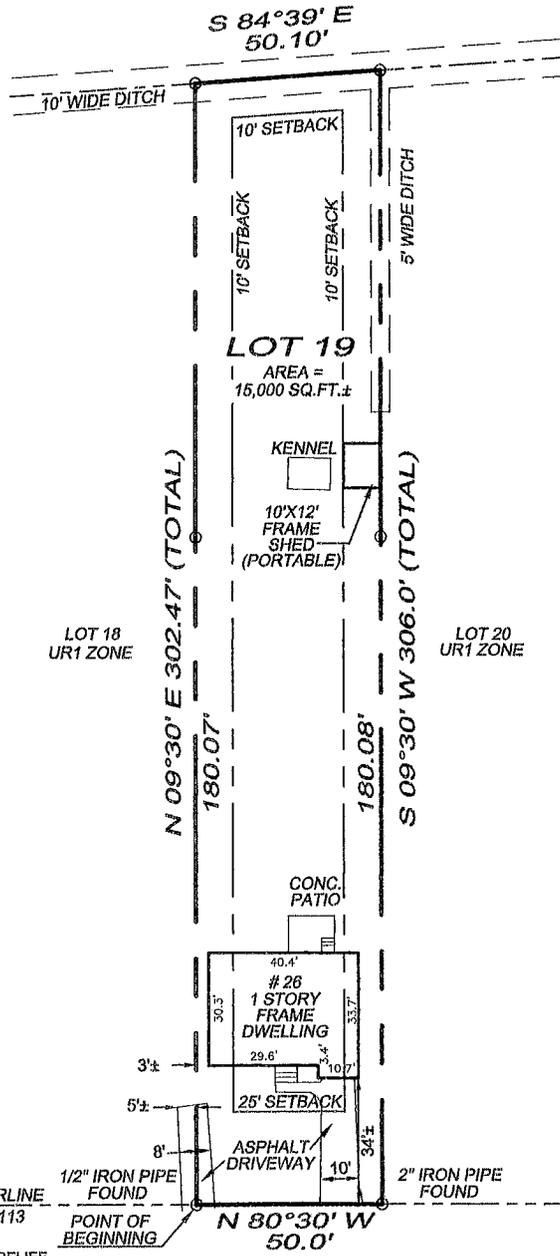
ZONING: UR1

BUILDING SETBACKS:  
 FRONT 25'  
 SIDE 10'  
 REAR 10'



*Keith W. Andrews* 5/29/13

800' ± TO CENTERLINE  
 N.B.L. ROUTE 113



I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE IMPROVEMENTS INDICATED HEREON ARE LOCATED AS SHOWN. THIS IS NOT A BOUNDARY SURVEY.

**NOTES:**

- I HEREBY STATE THAT THIS SITE PLAN WAS PERFORMED IN ACCORDANCE WITH ACCEPTABLE LOCAL SURVEYING STANDARDS FOR THE EXCLUSIVE USE OF THE PRESENT OWNER.
  - UNLESS THIS PLAT HAS A RUBBER SEAL AND AN ORIGINAL SIGNATURE OF THE SURVEYOR, IN RED INK, THIS IS NOT AN AUTHORIZED COPY.
  - THIS SITE PLAN DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF RIGHTS-OF-WAY OR EASEMENTS CROSSING OR AFFECTING THIS LOT.
  - THIS SITE PLAN WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.
- JOB NUMBER: ALS-1305.089

**NORTH BEDFORD STREET  
 STATE ROUTE 18**

DATE: 05-29-2013 SCALE: 1"=40'

**Andrews Land Surveying**  
 Serving Maryland and Delaware  
 9121 HONEYSUCKLE DRIVE, EASTON, MD  
 PHONE: 443-621-6348 EMAIL: kwsurveyor76@gmail.com  
 www.AndrewsLandSurveying.net

REVISIONS:

#2

# Town of Georgetown Department Plan Review Report

Department Name:	Planning Department
Reviewer Name:	Jocelyn Godwin
Project #:	2013-11
Project Name:	Shades of Beauty
Project Location:	135-14.15-31.00 26 Bridgeville Road

- I have reviewed the above mentioned application and have no comments to submit.
- I have reviewed the above mentioned application and have comments that need to be incorporated in the next submittal. See the attached written comments.
- I have reviewed the above mentioned application and have comments that need to be addressed, please resubmit before moving forward. See the attached written comments
- I do not need to see this project in the future as it has no/minimal impact on the Dept.

I may be contacted directly by the point of contact on the application for questions/clarification on the comments that I have produced for this project. I further understand that I may also be requested to attend a technical evaluation meeting in the Planning Department to discuss any comments with the applicant.

Jocelyn Godwin  
Signature of Reviewer

6/10/13  
Completion Date

*Comments to be provided to  
Planning Commission*

*Contact to Applicant - 6/14/13  
c/jg July meeting*

Shades of Beauty  
Clara Evans  
26 Bridgeville Road

#### Conditional Use Application Comments

1. Provide a breakdown of the square footage of the building and the square footage of the building used for the business.
2. Address what parking is provided for customers. For a beauty shop, one space per 200 sq ft of floor area is required per the Town code (§230-148). Parking spaces should be 10' x 20'.
3. Provide the uses of the adjoining properties (residential, commercial).

Provided verbally on 6/14/13 to applicant.

A handwritten signature in cursive script, appearing to read "Tom Godwin". The signature is written in black ink and is centered on the page.

# TOWN OF GEORGETOWN - PLANNING COMMISSION

#3

## Draft Meeting Minutes August 21, 2013

### ATTENDANCE

#### Commissioners

Rodney Marvel  
Chris Lecates  
Diane Greenberg  
Gary Tonge  
Chester Johnson

#### Staff

Jocelyn Godwin, Planning  
Tim Willard, Solicitor  
Jamie Craddock, Planning

### 1. CALL MEETING TO ORDER

Chairman Marvel called the meeting to order in the Town Hall at 6:00 p.m.

### 2. APPROVAL OF JULY 17, 2013 MEETING MINUTES

Commissioner Johnson moved, seconded by Commissioner Lecates, to approve the July 17, 2013 regular meeting minutes as presented. **APPROVED (UNANIMOUS)**

### 3. PUBLIC HEARING: CASE #2013-111

### CONDITIONAL USE 26 Bridgeville Road

*An application by Clara Evans, for conditional use approval, to operate a hair salon from her single family home. The property is located at 26 Bridgeville Road, identified as Sussex County Tax District 135 Map 14.15 Parcel 31.00 zoned UR1 (Urban Residential).*

Chairman Marvel opened the public hearing. Clara Evans, owner, presented the application. Chairman Marvel asked the applicant to address the criteria of Conditional Use in the Town Code Chapter 230-231: the presence of adjoining or nearby similar uses; a need for the use proposed; and minimal effect on neighboring properties.

The applicant notified the Commission of nearby uses; Bayhealth, Printer (Rogers Graphics), an Accountant and Peninsula.

The Commission confirmed that DelDOT and other outside agencies were okay with the application. Parking was questioned. The applicant notified the Commission how she operates with a one customer in and one customer out schedule. Two driveways are available to her and her customers. One driveway is on the neighbors' property and is shared. A letter was submitted from the neighbor verifying the arrangement. The business has been operating for the last ten years with no problems.

The hours of operation were discussed. The applicant stated the business is open every other Saturday from 8 am until 12 pm, During the week is around the hours of her other job. There are no walk-ins. It is by appointment only.

The Commission pointed out that the Town Code requires that peeling, flaking and chipped paint is to be eliminated and it was noticed that the front façade had some disrepair. The applicant stated she paints every other year, but would address it if the Code requires it.

Chairman Marvel asked for public comment in favor of the application.

Regina Macky, of Millsboro, is for the application. As a customer, parking has never been a problem, excellent hairdresser, never a crowd, never parked in the road.

Chairman Marvel asked for comments in opposition. No comments were given.

Letters received from: B. Oliver – For, Joel Varint – For and Maria Hammond – For with concerns regarding parking.

Chairman Marvel closed the public hearing at 6:12 pm.

**Commissioner Tonge moved, seconded by Commissioner Johnson, to recommend approval of the conditional use as requested with the conditions that the business be a one chair operation, with no overlap in customers, by appointment only and that maintenance of the property (flaking paint) be kept up to Code. APPROVED (UNANIMOUS)**

**4. 2013-17 Historic Sign Review**

*An application by Staen, Waehler & Schrider-Fox, LLC, for approval of a historic sign to be located at 4 North Bedford Street, identified as Sussex County Tax District 135 Map 14.20 Parcel 196.00 zoned HD (Historic District).*

Mary Shutter-Fox presented the application. Quillen Signs has designed the signage to coordinate with other signage on the building. Lettering on the window is for visibility of the pedestrian looking for the office.

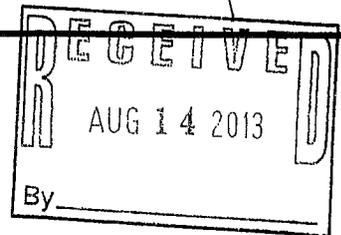
**Commissioner Lecates moved, seconded by Commissioner Greenberg, to APPROVE the application for Case #2013-17. APPROVED (UNANIMOUS)**

#4

Jamie Craddock

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**From:** Jerry Hammond [ham3995@verizon.net]  
**Sent:** Wednesday, August 14, 2013 9:48 AM  
**To:** Jamie Craddock  
**Subject:** beauty shop



I received a notice on the public hearing being held in regards to the shop, however since I am unable to attend I am sending an email to voice my concerns.

Parking seems to be a problem. People park on the grass, in the driveway, and on the shoulder of the road. I'm sure this makes it difficult for the neighbors to get in and out of their driveways as well as her customers when they leave her yard. Children are present at times and being so close to the road and all of that traffic I worry about them getting into the road when running to get in their car if parked on the shoulder.

I hope her shop does well, I'm all for any woman starting their own business and being successful. Maria Hammond

# Town of Georgetown

Planning Department  
39 The Circle  
Georgetown, DE 19947



Telephone (302) 853-0104  
Fax (302) 856-6348  
www.georgetowndel.com

August 6, 2013

VANINI, JOEL  
32 BRIDGEVILLE ROAD  
GEORGETOWN, DE 19947

Dear Property Owner:

Notice is hereby given that the **PLANNING COMMISSION** of the Town of Georgetown will hold a Public Hearing on Wednesday, August 21, 2013 at the Town Hall, 39 The Circle, Georgetown, DE beginning at 6:00 p.m. to hear the following request:

**CASE #2013-11**                      Shades of Beauty

An application by Clara Evans, for conditional use approval to operate a hair salon from her single family home. The property is located at 26 Bridgeville Road identified as Sussex County Tax District 135 Map 14.15 Parcel 31.00 zoned UR1 (Urban Residential).

The application is available for public inspection in Town Hall during the hours of 8:00 a.m. – 4:30 p.m., Monday through Friday. It is recommended that any written comments be forwarded to the above mentioned address in advance of the meeting to ensure all documentation is forwarded to the Commission to review prior to the meeting. All interested parties are invited to attend and comment on the application. Said hearing may be adjourned without further notice. If you should have any questions, please to contact me at (302) 853-0104.

Sincerely,

*Jamie Craddock*

Jamie Craddock  
Planning Assistant

I think It's  
great A Home  
Business  
Good 'Ole School!

8/20/13

CASE# 2013-11

To Whom it may Concern:

RE: Shades of Beauty

PLEASE let Shades of Beauty become part of Georgetown. I believe that this beauty salon could add to the community as far as income & making people feel good about themselves.

I find it convient as far as location & being a safe place. It's a place where ladies can let their hair down & relax. I'm in favor for keeping Shades of Beauty where it is.

PLEASE give MS. EVANS & Shades of Beauty a chance.

Thank you  
B. Oliver

*Exhibit A*

**Conditions for Conditional Use #  
Beauty Salon  
Tax ID – 135 Map Parcel  
Date Approved:**

The Georgetown Planning Commission and the Town Council recommends approval of Conditional Use ##### with the following conditions:

1. Property will be used as an owner-operated hair salon.
2. Salon will be operated only as identified in the site plan.
3. Signage, not to exceed 12" x 24", only on the new exterior door to the garage identifying the use.
4. Hours will be Monday – Thursday from 10 am until 7 pm, Friday & Saturday from 8 am until 3 pm with total hours not to exceed 40 hours per week.
5. Applicant will obtain any and all necessary licenses required.
6. Any retail will be incidental to a hair salon.

Sample Only

## Eugene Dvornick

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**From:** Dean Pletz [Dean.Pletz@onixgroup.com]  
**Sent:** Friday, August 23, 2013 12:52 PM  
**To:** Eugene Dvornick  
**Cc:** 'Conny'  
**Subject:** Economic Development request  
**Attachments:** Economic Development Request Letter.pdf

Good afternoon Gene,

I had hoped to discuss this with you before sending the letter but unfortunately have not been able to catch up with you. The Town of Georgetown was able to provide us with some economic incentives relating to the College Park Medical project for which we are very grateful. We were hoping that the Town would consider some further economic incentives for the retail project which is about to commence. In support of that, I have attached a formal request letter for consideration by you, the Mayor, and the Town Council members.

Should you desire to discuss this, I can be reached at your convenience on my cell phone (302-563-8593). Conny Malmberg is also available to discuss this matter in the event that you can't reach me.

Thank You,

Dean



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## COLLEGE PARK RETAIL LLC & SUSSEX ENTERTAINMENT ENTERPRISES LLC

Friday, August 23, 2013

Mayor Michael Wyatt  
Councilperson Stephen M. Hartstein  
Councilperson Sue H. Barlow  
Councilperson Bill West  
Councilperson Linda J. Dennis

Town of Georgetown  
39 The Circle  
Georgetown DE 19947

**Re: Request for Development Economic Incentive Assistance at the Shoppes at College Park**

Dear Mayor and Council Members:

The purpose of this letter is to request economic development incentives for the construction of a new retail project on the College Park development campus located at the intersection of Routes 113 and College Park Drive.

### **Background**

Sussex Entertainment LLC ("Sussex") is a privately held business entity and is an affiliate company to the Onix Group. Sussex acts as the development arm for the Sussex Entertainment project and holds over 110 acres in the Town of Georgetown. The proposed uses for the Sussex Entertainment site include but are not limited to commercial, retail, office and residential. College Park Retail LLC is another affiliated company which was formed specifically to develop the retail portion of this master planned community. The development of this site has been hindered for several years as a result of the economic recession affecting real estate and has just begun to gather momentum with the construction of the medical office building which is anticipated to be open in the 4<sup>th</sup> quarter of this year. In order to advance the project described below, we would appreciate your assistance.

### **Project Description**

On an approximate 13-acre parcel of land fronting Route 113, College Park Retail LLC proposes to develop an 85,000 square foot retail shopping center with future development of three (3) additional building pads along Route 113. The primary tenant will be Redner's Markets which will occupy approximately 60% of the retail space. We have begun site improvements and will begin construction of buildings in the next few weeks with the expectation to be open during the summer of 2014.

It is our belief that this project is important to both of us. Our organization forecasts significant economic benefit to the town of Georgetown. Such benefits include:

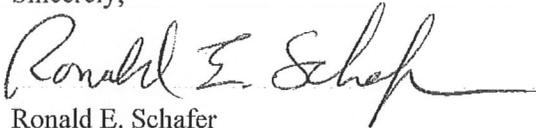
- The establishment of a new grocery store in the community which will benefit the surrounding businesses and current and future residences to be developed within this master planned community.
- The project will provide construction jobs for many various businesses and trades.
- The project budget is in excess of \$15 Million. It is expected that a sum in excess of \$11 Million will be necessary for labor, building supplies and materials. Much of this money will be spent in Georgetown and Sussex County.
- Of great importance is the establishment of new jobs within the town limits. It is anticipated that there will be over 150 new jobs created. Redner's alone should provide 120 new full & part-time jobs.

### Summary

It is our understanding that the town will consider certain economic and development incentives for worthy projects. We believe our proposal is appropriate for such consideration. We are hopeful that we would be able to secure an additional economic incentive for this project and request that the Emergency Services and G.R.E.A.T. fee for this project be waived and a phase-in of the property tax increase associated with the increased value and higher assessment when the project is complete.

Thank you for your consideration.

Sincerely,



Ronald E. Schafer  
Managing Member

Cc: Gene Dvornick, Town Manager



## RESOLUTION #2013-5

### AN RESOLUTION ESTABLISHING A HISTORIC DISTRICT STUDY COMMITTEE

**WHEREAS**, the Town of Georgetown wishes to establish a Historic District Study Committee; and

**WHEREAS**, historic preservation is a way to reinvest in the past through our historic buildings, sites, structures, and even entire districts. A local historic district is an entire area or group of historic structures deemed significant to the city's cultural fabric that are protected by public review; and

**WHEREAS**, through preservation of our historic structures, neighborhoods and archeological sites we retain a tangible connection to our past and inspire future progress. By protecting and promoting Georgetown's historic resources there is an increase in civic pride, economic development, and a visual reminder of our shared heritage can be realized.

### **NOW, THEREFORE, THE TOWN OF GEORGETOWN HEREBY ORDAINS:**

Section 1. The Mayor shall appoint a Historic District Review Committee, including two members of Town Council, and residents of the Town of Georgetown, Town Planning Administrator, Town Planning Assistant, Town Clerk, three members of the Planning Commission, and a member of the Sussex County Historic Preservation Office.

The Study Committee will meet bi-monthly, and provide a monthly update to the Town Council. The Committee's initial focus shall be:

- Permitted uses in the Historic District;
- Design Standards for building materials within the Historic District;
- Feasibility of expanding of the Historic District.

**ADOPTED** by the Town Council of the Town of Georgetown, Delaware on the \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2013.

\_\_\_\_\_  
Michael R Wyatt, Mayor

\_\_\_\_\_  
Steve Hartstein, Secretary